

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
116164/FO/2017	5th Jun 2017	24 August 2017	City Centre Ward

**Proposal** Redevelopment of Invicta House for Use Class C1 hotel development comprising 145 no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear.

**Location** Invicta House , 2-4 Atkinson Street, Manchester, M3 3HH

**Applicant** KE Hotels and Henry Boot Developments, C/o Agent,

**Agent** Chris Jones, NJL Consulting, 8 Ashbrook Office Park, Longstone Road, Manchester, M22 5LB,

### The Site

The application site is located at 2-4 Atkinson Street and includes Invicta House, a three storey office building, and a private car park. It is 0.47 hectares in size and is bounded by Atkinson Street, Scott Place and Tivoli Street and is part of Spinningfields.



### **Application Site Boundary**

The site is in the Deansgate / Peter Street Conservation Area. The four storey Grade II listed County Courthouse (184-186 Deansgate) is to the east and Atkinson Street,

Little Quay Street and the 13 storey Sunlight House, a Grade II listed building are to the south. One Scott Place, an eight office building is to the west and to the north is Tivoli Street and MediaCom, a five storey office building.

There are no listed buildings on the site. There are three Grade II listed buildings nearby: Sunlight House; 184-186 Deansgate; and 196 Deansgate (Royal London House). The site is close to other listed buildings including the John Rylands Library, Albert Hall and Opera House.

Invicta House is three storeys in height with a basement and occupies the southern and eastern boundaries of the application site. A car park, accessed off Tivoli Street, occupies the remainder of the site. Most of the building, including the façade to Atkinson Street, dates from the early 1900's. It is composed of red brick with banded painted stone. The architectural style has some Gothic details to the door surround but is best described as eclectic, pointed and with a Dutch / North European architectural character. The fenestration has been completely altered throughout the building, with a number of former openings reduced in size or blocked up.

The material on the Scott Place gable contrasts with the Atkinson Street frontage. The Scott Place elevation would have been attached to an adjoining building, hence its less decorative finish. The gable has no intrinsic architectural qualities and makes only a modest contribution to the pedestrian route. Since the creation of Scott Place, the gable now acts as a focal point to the building when looking north along Atkinson Street.

The elevations facing the rear car park and Tivoli Street have been altered over time. They were artificially exposed following the demolition of an adjoining building. This part of the building has no architectural significance and makes little contribution to the townscape, given its set back and elevated position from Scott Place.

The building fronts Atkinson Street and abuts the Grade II listed former County Court building. It terminates the view along Little Quay Street which is enclosed by the back of Royal London House and Sunlight House, both Grade II listed.

Planning Permission (ref: 111302/FO/2016) was granted in November 2016 for the redevelopment of Invicta House for office development (Use Class B1) with ground floor ancillary use (Use Classes A1/A2/A3/A4). This included partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class B1) to the rear.

### **The Proposed Scheme**

The proposal is to redevelop Invicta House for a 145 bed hotel (Use Class C1) with ground floor ancillary facilities. The main facade on Atkinson Street and the secondary return to Scott Place would be retained with the erection of a nine storey building behind. The internal net area would be 5,462 sq.m.

The proposed layout at ground floor level would fill most of the site with the building line generally back of pavement. The basement and ground floor would have front of

house and back of house facilities and the first to eighth floors would be hotel bedrooms.

The main entrance would be on Scott Place and emergency and service access would be on Scott Place and Tivoli Street. No on-site car parking is proposed and there would be 15 staff cycle spaces accessed from Tivoli Street with shower and changing facilities. Refuse storage and plant areas would be located directly off Tivoli Street.

The existing frontage and return gable to Atkinson Street would be retained and a nine storey building would be built behind. The main external material would be a metal rain screen panel with a weathered effect and curtain walling. The cladding would include randomly punched perforated panels, metal fins and horizontal banding.



***Proposed Scheme Looking North east to Scott Place and Atkinson Street***

The metal cladding would be perforated in other areas, some of which would be back-lit or glazed to allow natural light penetration, with opening windows behind for natural ventilation & cleaning. The perforations in the cladding and the randomly placed screen printed punch-holes onto elements of the glazing are designed to reflect the historic use of punched loom cards within the building during its time as a Silk Works.



***Proposed Scheme: Looking South to Scott Place from Hardman Street***

It is proposed to retain the existing trees on Scott Place and remove a retaining wall. The wall would be replaced by a new stairway connecting the street with Tivoli Street. New granite paving to match the existing would be provided on Scott Place.

The proposal retains the overall aesthetic approach and form/ massing logic of the previously consented office scheme (111302/FO/2016). This includes:

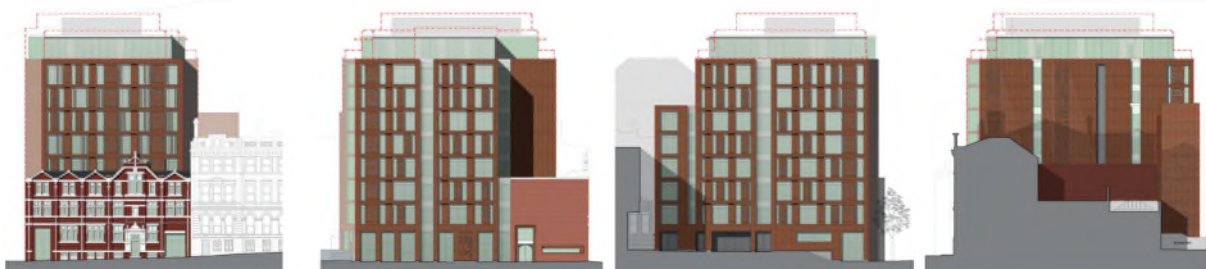
- Retention of the existing Invicta House facade on both Atkinson Street & Scott Place;
- A 'tower' element which is stepped back off the retained facades;
- A glazed top storey element set back on three sides;
- Randomly located perforated facade panels within horizontal banding;
- A materiality of metal cladding with a weathered aesthetic;
- A rooftop plant enclosure; and
- Service access from Tivoli Street.

The proposed stair and lift core have been relocated to the east elevation. This would help to create a fully activated frontage along Scott Place and open up the previously solid wall elements visible from Scott Place and Atkinson Street. The blank gable on the Tivoli Street elevation would also be opened up to provide light to bedrooms and provide a framed view from Hardman Street along Tivoli Street.

The floor heights for a hotel are less than an office. This enables an additional floor to be introduced without increasing the previously approved massing. The proposed facade arrangement would be adjusted to suit the position of bedroom partitions without greatly impacting on the previously approved aesthetic. The essence and ethos of the facade pattern would be retained.



***Elevations from Consented Scheme 111302/FO/2016***



***Proposed Elevations***

## Benefits

The applicant has stated that the proposed hotel would deliver the following benefits:

- It would serve corporate and leisure, targeting both the local Spinningfields business concentration and the wider Manchester leisure market;
- It would improve the public realm around Atkinson Street;
- Forecast employment during construction is approximately 70 full-time equivalent (FTE) workers on site each day. This equates to 21,000 (FTE) workers on site over a 60 week construction phase;
- There would be significant associated spend in local shops and businesses during this period;
- There would be a permanent operational team onsite, employing between 18 and 19 FTE jobs;
- The hotel would engage with a local cleaning firm and all bedrooms would be cleaned by them;
- Upon completion and occupation of the hotel, it is estimated that around 38,000 to 41,000 room nights would be sold per annum; and
- The expected split user profile for the hotel (50% leisure and 50% corporate) would support varied indirect employment locally and offer a positive GVA impact, in terms of spending in the wider Manchester visitor economy.

The application is supported by the following documents.

- Design and Access Statement prepared by ICA Architects
- Sustainable Drainage Statement prepared by Integra Consulting Engineers Ltd
- Planning Statement prepared by NJL Consulting
- Environment Noise Survey Report prepared by Sandy Brown Associates LLP
- Transport Assessment and Travel Plan prepared by Mode Transport Consultants
- Heritage Impact Statement prepared by Stephen Levrant Heritage Architecture Ltd
- Sustainability Statement prepared by Element Sustainability
- BREEAM Pre Assessment prepared by Element Sustainability
- Geo-Environmental Report prepared by Integra Consulting Engineers Ltd
- Bat and Nesting Bird Survey prepared by Martin Prescott Environmental Services
- Utility Services Strategy prepared by Watermans
- Waste Management Strategy prepared by NJL Consulting
- Crime Impact Statement prepared by Greater Manchester Police Design for Security
- Daylight/Sunlight Impact Assessment prepared by Gray Scanlan Hill
- Air Quality Assessment prepared by Watermans

- TV Reception Survey prepared by SCS Technologies Ltd

### **Environmental Impact Assessment (EIA)**

An Environmental Impact Assessment (EIA) Scoping Report was produced in advance of the application being submitted. This was done to determine which areas may have the potential to generate significant environmental effects. Based on the information provided, the City Council considered that an EIA was not required for this application.

### **Consultations**

**Publicity** - The occupiers of adjacent premises were notified of the application, the development was advertised in the Manchester Evening News as a major development and as affecting the setting of a listed building. Site notices were placed next to the site boundary. No comments were received.

**Highway Services** - No objection. A number of comments have been raised in relation to Trip Generation, On-street Parking, drop off / Pick up, Cycle Parking, Travel Plan, Event Management, Public Realm, Adoption, Servicing and Refuse Collection and Construction. Conditions on Construction Management and Travel Plan are recommended.

**Environmental Health** - No objection. Recommends conditions covering contaminated land, deliveries, fumes, construction management, hours, noise, risk assessment, refuse and air quality.

**MCC Flood Risk Management** - No objection. Recommends conditions regarding foul and surface water drainage, and Sustainable Urban drainage Systems.

**Greater Manchester Police** - No objection. The proposed scheme should be designed and constructed in accordance with the recommendations contained within the Crime Impact Statement.

**Historic England (North West)** - No comments.

**Environment Agency** - No objection. Recommended conditions relating to piling, ground remediation, Verification Report and contamination.

**Transport For Greater Manchester** - No objection. No car parking is proposed but observations of hotels in the city centre indicates that whilst traffic volumes are relatively low, they can be disruptive to the operation of the highway network if not managed properly.

Loading, pickup/drop off (including taxis and coaches) is likely to occur on Atkinson Street and Deansgate and this must be properly enforced to ensure that vehicles do not block back and encroach on to Deansgate.

The developer should provide more detail on the type and location of the proposed cycle parking.

**Greater Manchester Ecology Unit** - No objection and recommends Informatives covering bats and nesting birds

**Greater Manchester Archaeological Advisory Service (GMAAS)** - No comments have been received.

**Refuse and Sustainability** - -No comments have been received.

**Strategic Development** - No comments have been received.

**Ward Councillors** – No comments have been received.

**Wildlife Trust** - No comments have been received.

**Travel Change** - No comments have been received.

**20th Century Society** - No comments have been received.

**Ancient Monuments Society** - No comments have been received.

**Georgian Group** - No comments have been received.

**Victorian Society** - No comments have been received.

**Society for the Protection of Ancient Buildings** - No comments have been received.

**Council for British Archaeology** -No comments have been received.

**Manchester Conservation Areas and Historic Buildings Panel** – No objection. The Panel felt generally positive and welcomed the revised use of the building into a hotel which the felt would work better with the fabric of the building and its relationship to the surrounding street scene.

The Panel had some concerns about the relationship between windows in the new and existing building and felt that the brown aluminium external materials is not as good as the originally proposed copper façade and that one of the elevations looked particularly bland.

They consider that further work is required to overcome concerns about the junction of the new building and original building at upper floor level. They also had concerns about views of the elevations from some of the surrounding buildings and felt that there would be some issues with legibility with arriving guests finding the front entrance to the hotel.

## **ISSUES**

### **Relevant National Policy**



The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and the Government states that sustainable development has an economic, social and environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan.

Paragraph 12 states that:

"Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with sections 1, 2, 4, 6, 7, 8, 10, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy - emphasises the Government's commitment to securing economic growth, which should be supported through the planning system. Local Planning Authorities should support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.

The proposals would deliver 145 hotel rooms in a highly sustainable location with easy access by foot to a range of services and facilities with excellent access to all means of public transport. The scheme could create 70 full time equivalent (FTE) jobs during construction and 18-19 permanent FTE jobs.

Section 2 - Ensuring the Vitality of Town Centres – the proposal would redevelop a key site in Spinningfields and create more employment in the city centre.

Section 4 - Promoting Sustainable Transport -- The site can be easily accessed by sustainable transport methods, being close to Salford Central, Deansgate and Victoria Train Stations, Deansgate/Castlefield and St Peter's Square Metrolink stations and bus stops on Deansgate. The site is also easily accessible by walking and cycling. The scheme would therefore help to facilitate sustainable development and contribute to sustainability and health objectives and give people a real choice about how they travel.

Section 7 - Requiring Good Design - The proposed scheme has been the subject of significant design consideration, consultation and evolution. The building would be high quality in terms of design, appearance, materials and the accommodation created and would complement the high standard of design generally in the area. The development would be integrated into the natural and built environment and its scale and form is considered to be acceptable within its context.

Section 8 Promoting healthy communities – The scheme would create activity at street level which would help to integrate the site with its locality and increase levels of natural surveillance.

Section 10 Meeting the challenge of climate change, flooding and coastal change -

The site is in a highly sustainable location. An Environmental Standards Statement demonstrates that the development would accord with a wide range of principles intended to promote the responsible development of energy efficient buildings integrating sustainable technologies from conception, through feasibility, design and build stages and also in operation. The proposal would incorporate energy saving strategies to limit the use of energy.

Section 11 - Conserving and enhancing the natural environment - documents submitted have considered the potential risk of various forms of pollution, including ground conditions, air quality, noise and lighting, and the impact on ecology. These documents demonstrate that the proposal would have no significant adverse impacts in respect of the natural environment.

Section 12 - Conserving and Enhancing the Historic Environment - This sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Any harm caused to a heritage asset has to be justified in terms of the social and economic benefits of the proposal.

Paragraph 128 - advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 advises that, in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and, the more important the asset, the greater the weight should be.

Paragraph 134 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The scheme has been designed to complement and respect the character and appearance of the nearby heritage assets and it is considered that the proposed works are in general accordance with the requirements of the NPPF. The impact on the settings of the listed buildings and the conservation areas is considered in detail later in this report.

## **Relevant Local Policies**

Local Development Framework

**Manchester Core Strategy (2012)**

The Core Strategy Development Plan Document 2012 - 2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. The Core strategy identifies Manchester City Centre as the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality living.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles - The development would be in a highly accessible location and reduce the need to travel by private car and therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy - The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location. The development would support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO5. Transport The development would be highly accessible, reduce the need to travel by private car and make the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

SO6. Environment The development would be consistent with the aim of seeking to protect and enhance both the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; and, ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - This sets out the key special principles which would guide the strategy. Development in all parts of the City should:

*"Make a positive contribution to neighbourhoods of choice including: creating well-designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents; considering the needs of all members of the community regardless of disability; and protect and enhance the built and natural environment".*

The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. It would complement Spinningfields, be accessible by all forms of sustainable

transport and therefore maximise the potential of the City's transport infrastructure. It would contribute to creating an attractive neighbourhood by: enhancing the built and natural environment; helping to create a well-designed place that would enhance and create character; re-using previously developed land; and, reducing the need to travel.

Policy CC1 - Primary Economic Development Focus (City Centre and Fringe) - The proposed development would assist tourism and demonstrate confidence in the economic future of Manchester and the region.

Policy CC4 - Visitors, Tourist, Culture and Leisure - Hotels would become an increasingly important use across the City. Hotel development which contributes to the quality of the City Centre hotel offer would be supported. The proposals include 145 hotel rooms and this would contribute positively towards meeting the objectives of Policy CC4.

Policy CC5 Transport - The proposed development, due to its location would contribute to improving air quality by being accessible by a variety of modes of sustainable transport.

Policy CC6 City Centre High Density Development - The proposals would be a high density development and maximise the efficient use of land available within the challenging constraints of the site.

Policy CC7 Mixed Use Development – The proposal would diversify activity within the area and contribute to the provision of an appropriate mix of uses in the area.

Policy CC8 Change and Renewal – The development would contribute to the City Centre's role in terms of employment and improve the accessibility and legibility of the Centre. The impact of the proposal on the City's heritage and character is set out below.

Policy CC9 – Design and Heritage - A full Heritage Statement provides an assessment of significance of the site and provides an impact assessment of the effect of the proposals on the setting of adjoining heritage assets and the character of the Conservation Area as a whole. The proposed scheme would have a high standard of design and materials appropriate to its context and the character of the area.

Policy CC10 – A Place for Everyone – Hotel rooms cater for a range of different visitors. The development would be fully inclusive with step-free access. All floors above ground level would be accessed via lift as well as stairs. The design has been developed to provide a simple and clear layout which is easy to use for all regardless of disability, age or gender. The proposals would complement the ongoing wider regeneration of Spinningfields. It would respect all pedestrian linkages set out in the approved Spinningfields Masterplan and help to integrate it into the wider neighbourhood. It would be fully accessible.

Policy T1 Sustainable Transport – The proposed scheme would encourage modal shift away from car travel to more sustainable alternatives and include improvements

to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 Accessible Areas of Opportunity and Need – The proposed scheme would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of this area and the overall image of Manchester. The design responds positively at street level and would create a significant new building in Spinningfields.

Policy EN3 Heritage – The proposal would have an impact on the settings of the nearby listed buildings and the adjacent conservation areas. This is discussed in more detail later in the report.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies - Being over 1,000 sq.m., the development would be expected to comply with the target framework for CO2 reductions from low or zero carbon energy supplies. The application is supported by an Energy Statement, which sets out how the proposals would meet the requirements of this policy.

Policy EN16 Air Quality -The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN17 – Water Quality – An assessment of the site’s ground and groundwater conditions has been conducted. This includes an assessment of the effects of the construction and operation of the proposal. The assessment shows it would be unlikely that the site would cause contamination to surface watercourses and it is considered that the impact of the development on water quality can be controlled through a condition.

Policy EN18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination has been submitted with the application and, as under Policy EN17 above, it is considered that the impact of the development can be controlled through a condition.

Policy EN19 Waste - The development would be consistent with the principles of waste hierarchy. A Waste Management Strategy details the measures that would be undertaken to minimise the production of waste both during construction and operation. The Strategy states that coordination through the onsite management team would ensure the various waste streams throughout the development are appropriately managed.

Policy DM1 Development Management - This sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- That development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes;
- Impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered full, later in this report.

### **Saved UDP Policies**

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas – It is considered that the proposal would maintain the character and appearance of the conservation area. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – It is considered that the proposal would have an impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20 Archaeology – An archaeological desk based assessment has been carried out for the site. It is considered that the development would not have an impact on any potentially significant remains on the site.

DC26.1 and DC26.5 Development and Noise – The application is supported by acoustic assessments and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise. This is discussed in more detail later on in this report.

**Guide to Development in Manchester Supplementary Planning Document (SPD) and Planning Guidance (April 2007)** Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the use of the building reflects their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship.

### **Greater Manchester Destination Management Plan: The Visitor Economy Action Plan (2014 – 2017)**

This plan identifies, as a key action, the need to support opportunities to develop the range and volume of visitor products and services, including new hotel developments in order to meet the Plans wider objectives of increasing staying visitor numbers from 9.6m to 10.6m and improve the economic impact of business tourism to Greater Manchester.

Tourism is a critical part of the economy for the Greater Manchester city region. Recent estimates indicate that tourism in Greater Manchester generates in the order of £6.6 billion a year for the local economy and supports nearly 84,000 full time jobs.

The growth of tourism has been underpinned by new developments in the conurbation including sporting facilities (e.g. Sportcity and the redeveloped Emirates Old Trafford), cultural attractions (e.g. HOME, the National Football Museum, the People's History Museum and the Imperial War Museum), a thriving media sector (e.g. MEDIACITYUK) and improvements in the City Centre's retail offer (Manchester Arndale is now the UK's largest inner city shopping mall), which have all strengthened Manchester's reputation. The growth of tourism in the city is reflected in that Manchester Airport is now considered the 20th busiest airport in Europe.

### **City Centre Strategic Plan (2015-2018)**

The City Centre Strategic Plan was endorsed by Manchester City Council in 2016. It provides an update on what has been achieved since the 2009-2012 Plan. It updates the vision for the city centre, direction of travel and key priorities and the partnerships in place to deliver those priorities.

### ***Hotels***

There has been huge investment in the hotel offer in recent years. As of spring 2016 (when the Plan was endorsed), 23 hotels and serviced apartments had opened within the city centre since 2010. A further seven hotel / serviced apartments were currently under construction, five were due to start on site and four hotel / serviced apartments were in the development pipeline.

With annual occupancy rates at 80% during 2015, hotel occupancy within the city centre has reached its highest rate. These elevated occupancy levels have been achieved within the context of a 71% increase in the total number of hotel rooms within the city centre over the last 10 years. Over this period, the number of rooms rose from 4,990 in 2006 to 8,550 in 2015.

In order to meet the continued growth in demand for accommodation as a result of Greater Manchester's buoyant visitor economy, a further 1,570 rooms are confirmed

to open in the next few years. This demonstrates an increase of 18% on current levels, with the vast majority of these being delivered by the end of 2017.

### ***Spinningfields***

Appendix 2 of the Strategic Plan shows the site within Spinningfields. It states that Spinningfields is one of the largest and most successful regeneration projects in the country. Manchester has the largest and fastest growing professional, commercial and legal centres in the UK after London and Spinningfields is the prime location for the growth of this sector. This dynamic business location combines stunning architecture and high quality urban design to create a mixed use, modern and distinctive quarter of the city centre which is a prime attractor for high calibre organisations that are represented globally.

The area is a world class business quarter in addition to a modern hub of premium retail units, leisure destinations and a luxury residential offer. Spinningfields has attracted international investment from market leading organisations within the property, retail and professional services industries.

Spinningfields has attracted over £1bn. of private sector investment and has:

- 13 buildings developed in total, including eight office buildings delivering
- 3,500,000 sq. ft. of Grade A office space.
- 450 residential apartments.
- 4 new public squares.
- 165 commercial organisations making Spinningfields their home.

Spinningfields now accounts for more than 35% of the City's prime office space. The area now supports over 15,000 jobs within over 40 commercial organisations, including key financial and professional organisations. The new XYZ Building and 1 Spinningfields (nearing completion) would provide an additional 630,000 sq. ft. of flexible Grade A office and retail space for a range of occupiers. Upon completion of the masterplan there would be circa 20,000 people employed in the area.

The proposed scheme would be in keeping with these objectives and is consistent with the Spinningfields Masterplan.

### **Conservation Area Declarations**

#### Deansgate Conservation Area

Deansgate Conservation Area was designated by the City Council on 26 June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Peter Street, and its continuation into Quay Street, is the most important junction in the area. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.



Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another. Where redevelopment proposals are put forward, the City Council would seek designs which are consistent with the character of surrounding buildings.

### **Legislative Requirements**

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

### **Environmental Impact Assessment**

The applicant submitted a formal Scoping Request to Manchester City Council in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations (as amended 2011) and Circular 2/99 ('The Regulations').

The City Council's Screening Opinion was that an EIA was not required for this application. A copy of the Screening Opinion was placed on the public register.

### **Principle of the Proposed Use and the Scheme' Contribution to Regeneration**

Regeneration is an important planning consideration. Over the past twenty the City Council has had a considerable amount of success in terms of regenerating the City Centre. Piccadilly, Spinningfields, the commercial core, Manchester Central, Northern Quarter and Castlefield are all good examples of this.

However, much remains to be done if the City Centre is to remain competitive and it would be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the City Region and as such is crucial to its longer term economic success.

The application site is in Spinningfields, which is recognised as a key asset in adopted planning and economic development policy, including the Manchester City Strategic Plan, the City Centre Strategy, the Adopted Core Strategy and the Spinningfields Masterplan. The aims of these documents include the need to regenerate this 10 hectare area and integrate it with the rest of the City Centre.

The proposed hotel use would contribute to the on-going process of regeneration of Spinningfields. It would deliver a high quality hotel building on a key City Centre site and would create economic regeneration and new jobs. There is an acknowledged shortage of hotel accommodation within the Regional Centre and, as demand continues to grow, it is essential to ensure that good quality accommodation is brought forward in sustainable locations such as this.

The estimated 38,000 – 41,000 room nights sold per annum would generate footfall, vitality and additional spending in the city centre. It is estimated that the development would create approximately 70 Full Time Equivalent (FTE) construction jobs, equivalent to 21,000 FTE workers over the 60 week construction phase. The proposal would create 18-19 permanent FTE jobs. A hotel would support the growth of the tourism and business tourism sectors throughout the city and would support the Council regeneration ambitions and priorities.

It is considered that the proposal supports the strategic objectives of the Spinningfields and would contribute to its continued regeneration and the overall City Centre. The development would be consistent with the City Centre Strategic Plan and would complement and build upon the City Council's current and planned regeneration initiatives and as such would be consistent with sections 1 and 2 of the National Planning Policy Framework, and the Core Strategy policies outlined above.

### **Tall Buildings**

It is necessary to consider the potential impact of the proposed scheme. One of the main issues to consider is whether the scale is appropriate. At nine storeys high, it is considered to be a tall building within its context. It has been assessed against Core Strategy Policies that relate to Tall Buildings and the criteria as set out in the Guidance on Tall Buildings Document published by English Heritage and CABI.

Historic England's Advice Note 4 (2015) updated the CABI and English Heritage Guidance published in 2007, responding to the National Planning Policy Framework and the increase in proposals for new tall buildings. The Advice Note identifies a series of steps that should be undertaken at pre-application for tall buildings which are addressed in the information submitted in support of the application.

The heritage assets potentially affected and the resulting key viewpoints to assess potential effects were discussed and agreed with Historic England. The following sections consider the proposed scheme against the Historic England guidance as follows:

- Assessment of context;
- Heritage assessment;
- Architectural quality;
- Sustainable design and construction of the proposal;
- Credibility of the design;
- Contribution to public space and facilities;
- Effect on the local environment; and
- The provision of a well-designed, inclusive environment.

The proposal is within the Deansgate /Peter Street Conservation Area, located near to a number of listed buildings. As such, the scheme has been developed to ensure that the relationship to these assets is an acceptable one. The application is supported by a Heritage Statement and Visual Impact Assessment.

### **Assessment of Context**

The effect of the proposed scheme in terms of scale, height, urban grain, streetscape and built form, important views and effects on the skyline are important considerations. One of the main issues to consider in assessing this proposal is whether the scale of the development is appropriate. The existing building is three storeys high while the proposed building is nine. Sunlight House to the south (of the application site) is 13 storeys, 1 Scott Place to the west is nine storeys and MediaCom to the north is five storeys with roof plant.

The building mass steps in at third floor level, away from the Grade II listed Sunlight House. The south elevation would be approximately along the line of the existing Invicta House roof ridgeline which would closely match the adjacent step back of One Scott Place, and would create a consistent street frontage at higher level when the buildings are read together.

The external wall would also step back at third floor level, away from 184-186 Deansgate to create some “breathing space” between the buildings. A final step back is created at seventh floor level along the northern, eastern and southern elevations, where a roof terrace would provide external amenity space. The terrace seeks to reflect the external terrace to the top of the adjacent MediaCom building, which provides activity at high level and views of the city skyline.

The scale of the development has been considered as part of a conservation area and a commercial district that contains many new and older buildings of differing scales. The proposed massing should generate a form which respects the nearby listed buildings and distinguishes between the retained elements of Invicta House and the new taller component. It would add more interest to the townscape, particularly at street level on Scott Place where a blank wall would be replaced by door entrances and windows.

The proposed scheme would be integrated into its city centre context without compromising any adjacent designated heritage assets. The development positively uses a brownfield site to complement the character, scale and massing of the enclosed heritage assets and the contemporary development of Spinningfields. It

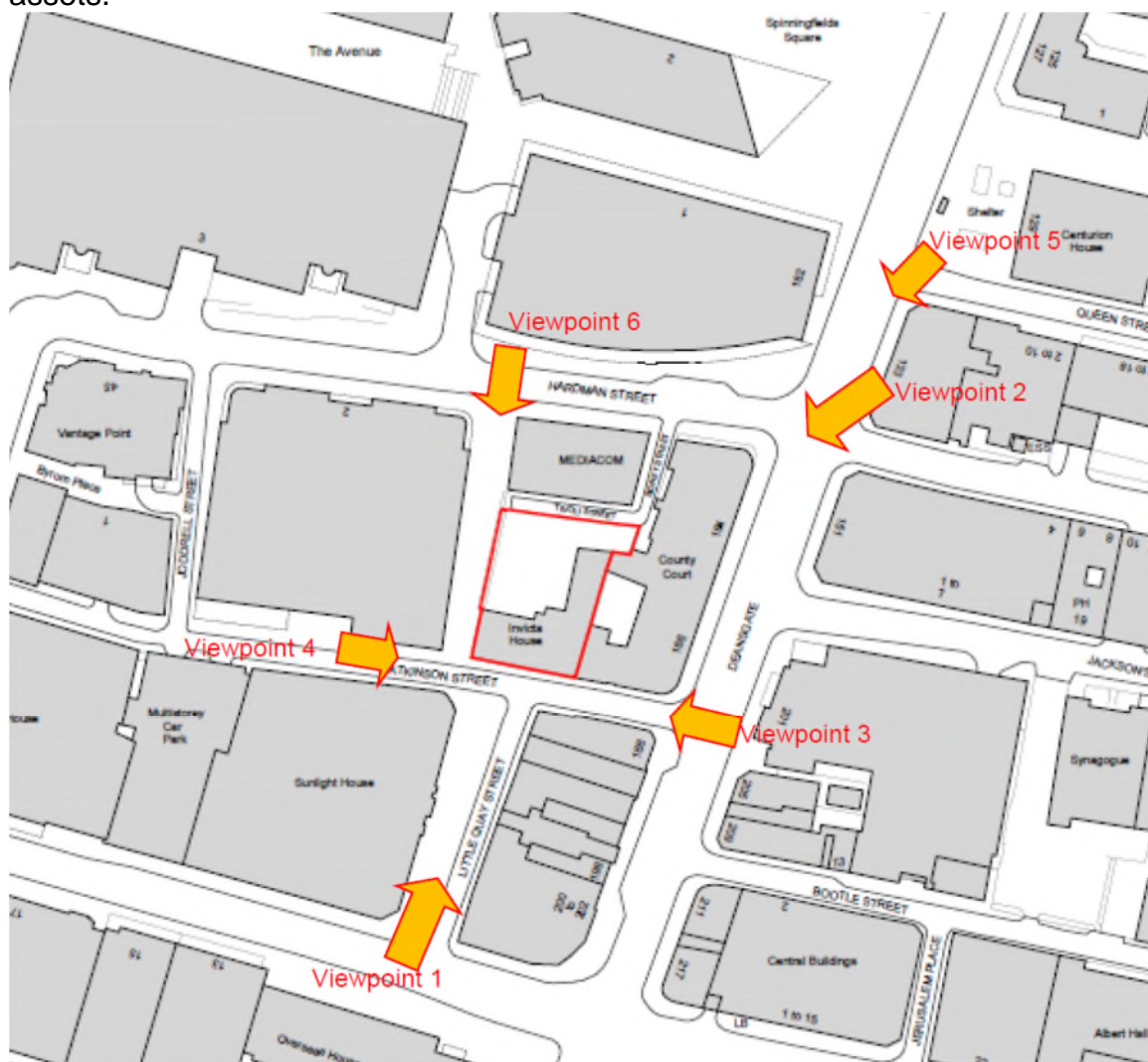
would be consistent with Sections 2, 7 and 8 of the NPPF and Core Strategy Policies SP1, CC6, CC7, CC8, CC9, CC10, EN1, EN3 and DM1.

### **Visual Impact**

A Visual Impact Assessment has assessed where the proposal could be visible from, its potential visual impact on the streetscape of the conservation area and the setting of designated listed buildings. The assessment utilises the guidance and evaluation criteria set out in Historic England's *"The Setting of Heritage Assets"* (2015) and adapts the methodology outlined in their document, *"Seeing the History in the View: A Method for Assessing Heritage Significance Within Views"* (May 2011).

Six verified views were agreed with Historic England and the City Council (see plan below). The potential effects have been assessed through a combination of desk study research and walkover surveys of the site and the surrounding area.

The VIA provides a comparison from key viewpoints of the potential visual impact on the conservation area and the setting of listed buildings to evaluate the comparative visual impact that would result from the proposal, focusing on the identified heritage assets.



**Viewpoints**

### ***Viewpoint 1***

Looking north into the conservation area from Little Quay Street, the retained Invicta House elevation preserves the existing experience of the vista, terminating with the historic frontage in the foreground on Atkinson Street. The proposed setback new build element would provide a contemporary backdrop to this view. It would accentuate the vertical feel created by the height of Sunlight House to the west and the Royal London building to the east. The overall visual impact of the proposed scheme on the heritage values of this streetscape is considered to be minor adverse.

The proposed scheme would have a minor adverse impact on the low heritage values of Viewpoint 1. The impact would not harm the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

### ***Viewpoint 2***

This view looks across Deansgate from the east side of the road towards the recently converted, grade II listed former Inland Revenue office at 184 - 186 Deansgate and into the entrance to Spinningfields at Hardman Street.

The proposed scheme would be partially viewed in the backdrop to the views of the designated heritage assets from Deansgate. The perspective of the view would ensure that the focus of the streetscape remains on the frontage buildings on Deansgate flanked by the Mediacom building. The transition from 19th century street front to the recent transformation of Spinningfields would still be read in the streetscape. The overall visual impact of the proposed scheme on this streetscape is considered to be neutral.

The proposed scheme would have negligible impact on the medium heritage values of Viewpoint 2. The impact would not result in any definable harm to the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

### ***Viewpoint 3***

This view is taken from the heart of the conservation area on Deansgate showing the glimpsed view of the Invicta House frontage along Atkinson Street, to the rear of 184-186 Deansgate.

The view along the narrow side street is flanked by the former High Court Registry and focused clearly on the frontage blocks on Deansgate. Invicta House is dominated by the adjoining properties. The adjoining properties extend above its roof-line, to the extent that the façade would be read as no more than an intriguing interlude in the street - wall of the side street.

The proposed scheme would retain the prominence of the frontage block which encloses Deansgate. However, it would have a minor visual impact on the backdrop to the foreground composition, when viewed along Atkinson Street. The proposed hotel development would have a minor adverse impact on the medium heritage values of Viewpoint 3.

### ***Viewpoint 4***

This view looks east and defines the narrow, enclosed character of Atkinson Street. The streetscape terminates with the tower of the contemporary commercial block fronting Deansgate. Invicta House appears to project into the streetscape by virtue of the removal of the former property which abutted its partially exposed gable, and the creation of Scott Place.

The new build component to the rear of the composition would have an almost imperceptible impact on the street - view, as the narrow width of the street focuses pedestrian views at street - level. The overall visual impact of the development would have a negligible impact on this medium heritage values of Viewpoint 4.

#### ***Viewpoint 5***

This view is taken from the heart of the conservation area, from Queen Street, a little further along Deansgate than Viewpoint 2. The viewpoint steps away from the former Inland Revenue office to give a clearer view of Sunlight House emerging in the background of the busy composition.

The proposed scheme would be partially revealed in the backdrop to the views of the designated heritage assets from Deansgate. The glimpsed view of the upper floors of the proposed hotel, set within the background of a busy composition, would ensure that main perspective remains focused on the buildings on Deansgate. The overall visual impact of the development on Viewpoint 5 would be negligible, as it would not affect the significance of the heritage assets in the view, and would not compromise the focus of the view as a whole.

#### ***Viewpoint 6***

This view is taken from the edge of the Deansgate/Peter Street Conservation Area, looking south along the pedestrian route through Scott Place. The view along Scott Place is terminated by Sunlight House and Beetham Tower in the far distance. The pedestrian side street is framed by the C21st development of the Mediacom building and 1 Hardman Street, Spinningfields which encloses Hardman Street.

The impact of the proposed scheme is considered to be positive as the proposed red clad building would sit comfortably in the background of the diverse, contemporary architecture which defines Spinningfields.

The appearance of the proposed new hotel would not compromise any of the aesthetic values of any heritage assets. It would not have a substantial impact on the streetscape view as a whole. It would enhance the connectivity, attraction and interest of this part of the conservation area.

The overall visual impact on the low heritage values of Viewpoint 6 would be negligible, as it would not affect the significance of the heritage assets in the view, and would not compromise the focus of the view as a whole.

In conclusion, the proposed scheme would have a negligible visual impact in four of the verified views and a minor adverse impact (on low or medium heritage values) in two. The outcome of the visual impact assessment demonstrates that this is a contextually responsive proposal in terms of mass and materiality.

## **Historic Environment**

Section 66 of the Listed Buildings Act 1990 requires members to give special consideration to the desirability of preserving the setting of listed buildings when considering whether to grant planning permission for proposals which would affect it.

Section 72 of the Listed Buildings Act 1990 requires members to give special consideration to the desirability of preserving the setting or preserving or enhancing the character or appearance of a conservation area when considering whether to grant planning permission for proposals that affect it.

Development decisions should also accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance. Of particular relevance to the consideration of this application are sections 132, 133 and 134.

A Heritage Assessment covering the significance and impact of the proposals on the building and the surrounding Conservation Area provides a comprehensive assessment of the significance of the heritage assets (i.e the Deansgate / Peter Street Conservation Area, adjacent listed buildings, as well as the subject building itself) in the context of Planning Policy. The Assessment concludes that, despite the loss of the rear volume of the much-altered, commercial building, the proposed hotel would have a negligible impact on the relevant heritage assets.

The proposed scheme would cause no substantial harm to the setting of the adjacent grade-II listed buildings (Sunlight House, Royal London House and 184-186 Deansgate). Using Historic England's methodology for assessing the impact on setting, the conclusions are demonstrated as negligible. Similarly, the proposal would cause no substantial harm to the character or appearance of the Deansgate / Peter Street Conservation Area, with the impact on the heritage values of the area demonstrated as negligible. This is because the proposed scheme would respond positively to its context in terms of its scale, mass, alignment and materials. It would address the local character and historical development of an architecturally diverse area of the city centre.

The cumulative impact on the Deansgate/Peter Street Conservation Area would be minimal. It would, at most, cause "less than substantial harm" to the character and appearance of the conservation area and a neutral impact on the setting or fabric of the adjacent listed buildings.

The proposed scheme, on balance, would preserve the character and appearance of the conservation area and the setting of the nearby listed buildings, and thus complies with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would not lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to the setting of the conservation areas, or any other heritage assets. The proposals would form part of the high quality regeneration of the city centre and meet the requirements set out in paragraphs 132 and 134 of the NPPF.

For the reasons set out above, it is considered that the proposed scheme has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets and would make a positive contribution to local character and distinctiveness and therefore meets with the requirements of paragraph 131 of the NPPF.

### **Architectural Quality**

The Design and Access Statement provides details of the proposal and its context, the approach to architecture, and the quality of the new building. The proposed stair and lift core would be located to the east elevation. This would create a fully activated frontage along Scott Place. The blank gable on the Tivoli Street elevation would also be opened up, providing light to bedrooms and providing a framed view from Hardman Street along Tivoli Street.

The proposed design maintains the design logic established by the previously consented office development. It retains the palette and expression of previously approved materials; a simple and consistent palette of metal rain screen panel cladding with a weathered effect and curtain walling. The weathered effect metal cladding (similar aesthetic to Cor-Ten) includes randomly punched perforated panels, metal fins to the south elevation and horizontal banding and solid elements of the facade. This would provide a modern contrast to the existing brick of the retained Invicta House historic elevations, while being in a complementary colour tone that does not differ excessively from the colour of the brick.

The perforated panels would give a degree of randomness to the cellular rigour of the hotel use and add a feeling of depth and layering. The perforated panels would enhance the lighting effect in the evenings, with the glow of the bedrooms behind accentuating the pattern. The vertical fins on the Atkinson Street side would further break up the elevation and distinguish it from the retained brick elevation. They would add another layer and rhythm to the façade and provide shading and privacy to the bedrooms.

There are a variety of architectural styles in Spinningfields and the proposed materials would enhance the character of the location and the surroundings. The contemporary design and materials are considered to be acceptable within this area of the city centre, complement the red brick of Invicta House and the different variety of materials on the surrounding buildings. A condition is proposed to ensure that the materials are of the highest quality.

Branded signage would be integrated into the building design. Details of the proposed size, materials and colour would be also dealt with by a planning condition.

Subject to high quality materials, finishes and, the new building would have the potential to enhance this part of the conservation area.

### **Sustainable Design and Construction**

The Sustainability Statement Strategy submitted with the application states that the proposed scheme would deliver a sustainable development. It identifies key



Sustainability Commitments that would comply with both national and local policy. A Framework Travel Plan describes the measures that would be taken to promote the use of sustainable modes of transport.

The main commitments are:

- The building is committed to achieve a BREEAM New Construction 2014 'Very Good' rating;
- The energy strategy would incorporate an enhanced 'fabric led' material specification plus combined heat and power plant and high efficiency gas fired boilers and an element of renewable energy generation (PV), along with high quality design standards to improve the energy efficiency of the building;
- The building would be specified to achieve a 10.5% emission rate reduction over the calculated notional baseline for this existing building;
- The development would be specified in accordance with the principles of the energy hierarchy;
- The proposals would deliver a scheme that is inherently efficient and cost effective during operation;
- Internal water management would achieve a 25% improvement upon the BREEAM 2014 baseline case further reducing the developments internal water demand;
- Waste arising during construction and occupation/operation would be minimised. A site waste management plan would be adopted during construction. The hotel would be provided with waste facilities and a comprehensive waste management plan for the site would accord with the local authority recycling scheme. The provision of suitable space and facilities would allow the hotel to segregate and store operational recyclable waste;
- Construction site management procedures would minimise adverse impacts on the environment and control pollution generated during the construction phase; and
- The proposals would ensure that there is no negative change of site ecology from pre-developed to post- development.

### ***BREEAM Pre Assessment***

A BREEAM Pre Assessment has been prepared. This evaluates the potential rating achievable under the formal BREEAM New Construction 2014 assessment and demonstrates a commitment to the principles of quality construction, design and sustainability. It concludes that based on the examined categories of materials, health and wellbeing, energy, transport, water, waste, land use and pollution, a BREEAM Very Good rating would be reached.

### **Contribution to Public Spaces and Facilities**

The incorporation of entrances, glazing and ground floor uses facing onto Scott Place, Atkinson Street and Tivoli Street would provide new activity, animation and natural surveillance to these streets. Inside the building, four zones would allow a mix of uses to look out onto the street. In the evenings, internal lighting would spill onto the streets.

Internal vertical circulation and back of house areas have been positioned to the east elevation and to the rear of Tivoli Street, to allow the perimeter along Scott Place and Atkinson Street to be maximised.

The main hotel entrance would be on Scott Place, close to the corner with Atkinson Street. A long eye-level slot window adjacent to the entrance would provide glimpses in and out from the public areas while maintaining the solidity of the retained gable. In contrast, the large format curtain walling windows in the taller building would fully expose the public areas and activity further along Scott Place. It creates the potential for an external seating area outside the hotel on Scott Place (subject to a future planning application).



***View of active frontages and potential public areas along Scott Place***

The addition of stairway between Tivoli Street and Scott Place would create an external connection from the main frontage of the hotel on Scott Place to the back of house areas (hotel service area) on Tivoli Street and beyond to Hardman Street. The proposed stairs on Tivoli Street and other public realm works would be subject to condition and agreement with the Highway Authority at detailed design stage as part of a Section 278 agreement.

Given the above, it is considered that the proposals would make a positive contribution to the public realm and facilities and would therefore be consistent with Sections 2 and 7 of the NPPF and policies S06, SP1, CC1, CC7, CC8, CC10, EN1, EN2 and DM1.

### **Credibility of the Design**

This section considers the technical and financial credibility of the scheme. The design has been developed in consultation with a contractor from the outset. The design therefore reflects a scheme that is agreed, viable and deliverable. It is understood that funding for the scheme is secured and that there is a real commitment to deliver the development.

The applicants have confirmed that the viability of the scheme has been costed on the quality of scheme shown in the submitted drawings. The proposals have been prepared by a client and design team that has experience of delivering high quality buildings in city centre locations and with a track record and capability to deliver a project of the highest quality.

### **Relationship to Transport Infrastructure**

A Transport Assessment and Travel Plan concludes that the site is well served by public transport facilities and footways, encouraging and facilitating sustainable travel by users of the site, whilst providing excellent links to nearby residential areas.

The local pedestrian network is considered appropriate to the proposed use, and sustainable connectivity would be enhanced by the provision of secure cycle storage within the development. Cycle parking is located on the ground floor, accessed from Tivoli Street. Changing facilities are provided in the staff room

Bus and Metroshuttle stops are close by on Deansgate. These provide links to all city centre every railway stations and Shudehill and Piccadilly bus stations. The nearest Metrolink tram stop is St Peter's Square, approximately 500m to the east and Deansgate/ Castlefield 600m to the south.

There are three major car parks within a 500m walk of the site providing over 1,700 spaces, in addition to other small car parks nearby and major car parks elsewhere within the city centre.

Given the site's highly accessible location, combined with the proposed reduction in car parking from the existing provision, it is likely that any increase in vehicular traffic would be lower than indicated by the TRICS analysis, according to mode transport planning.

The proposals for the hotel do not include any conference facilities and the hotel operator does not promote or tend to attract guests who arrive as a coach party. Therefore, no provision for coach parking is necessary. In the event that guests arrive by coach, the driver would need to find an appropriate place within the city centre to drop-off passengers. A layby on Hardman Street is proposed to be provided by the applicant and is subject to condition and a Section 278 Agreement with the City Council.

The highway impact of the proposals is therefore negligible and is not considered to be severe.

### **Effect on the Local Environment**

#### **Provision of Well Designed Inclusive Environment**

The proposal has been designed as a hotel for a defined end-user. The internal layouts would provide a well-designed environment for the future guests and management of the separate elements. All areas of the building would be fully accessible.

## **Environmental Issues**

### **(a) Sunlight / Daylight / Solar Dazzle**

The nature of high density developments in City Centre locations does mean that amenity issues, such as daylight, sunlight and the proximity of buildings to one another have to be dealt with in a manner appropriate to their context.

An assessment of daylight, sunlight and overshadowing has measured the amount of daylight and sunlight that would be available to windows in a number of neighbouring buildings. The assessment makes reference to the *BRE Guide to Good Practice – Site Layout Planning for Daylight and Sunlight Second Edition BRE Guide (2011)*.

This assessment is not mandatory, but is generally accepted as the industry standard. It is used by local planning authorities as a guide to assist in terms of considering these impacts. The guidance does not have 'set' targets and is intended to be interpreted flexibly. It acknowledges that there is a need to take account of locational circumstances, such as a site being within a town or city centre where higher density development is expected and obstruction of natural light to existing buildings is sometimes inevitable.

The Assessment concludes that no detailed scientific assessment of daylight and sunlight amenity needs to be undertaken in the context of the proposed scheme, on the basis that none of the windows within the neighbouring buildings that overlook the development land directly serve habitable rooms.

None of the neighbouring buildings' windows are sensitive to changes in sunlight and daylight, with all relying heavily on artificial and task lighting to function. Measures have been taken in the design of the proposed scheme to try and minimise/ reduce its impact on its surrounding environment, through the creation of localised terracing and setting back of the principle elevations of the proposed scheme within the site boundaries.

It is also noted that there are no obvious external public amenity spaces in the vicinity of the proposed development that would merit a sunlight hours or permanent shadowing assessment.

### **(b) Wind**

A Wind Microclimate report has been carried out. This assessed the potential impacts of the proposed scheme on pedestrian level wind conditions in and around the site. The assessment shows that the proposed new building would not have an adverse effect on the wind climate of the area. All streets around the proposed scheme are expected to observe the desired leisure walking or calmer wind conditions.

There is one localised area around the south-west corner which is anticipated to experience leisure walking conditions. All other thoroughfares are expected to observe standing or sitting conditions.

The proposed hotel entrance on Scott Place is in an area which is expected to have leisure walking wind conditions during the windiest season, one category windier than desired. Localised landscaping features would be required in and around the entrance to reduce wind speeds and shelter the entrance. This could be in the form of soft landscaping, such as small trees and shrubs in planters (1 to 2m in height) either side of the entrance (1.5m wide and 2m high). There are also existing trees on Scott Place that would help reduce wind speeds in this location.

Overall, the wind microclimate in and around the proposed scheme would be acceptable for its intended use. Wind speeds in Scott Place could readily be reduced with the incorporation or localised landscaping around seating areas and retention of the existing trees. A condition is proposed requiring details of landscaping, paving and public realm works.

### **(c) Air Quality**

An Air Quality Assessment has investigated the potential air quality impacts associated with the proposed hotel during the construction and operation phases. The main likely effects on local air quality during construction relates to nuisance dust. A range of mitigation measures to minimise or prevent dust emissions would be implemented through the demolition and construction works, this would ensure that the effects would be negligible at all receptor locations.

Based on a review of local monitoring data, the introduction of hotel users on the site is considered insignificant and air quality strategy objectives would be met.

### **(d) Noise**

An environmental noise survey has been carried out to determine the existing background sound levels in the area and setting appropriate plant noise limits in line with the requirements of Manchester City Council.

An Environment Noise Survey Report confirms noise levels recorded during the daytime, evening and at night. Based on City Council requirements, the cumulative noise level from plant at 1 metre from the worst affected window of the nearby noise sensitive premises would be at least 5 dB below the minimum background noise level measured.

### **(e) Waste**

A Servicing Strategy has been prepared. It sets out how waste would be stored, collected and how refuse would maximise recycling potential.

There would be a dedicated waste store on the ground floor, accessed from the back of the proposed building at Tivoli Street. The waste store would have committed marked zones for recycling containers of different types, with a total of seven containers stored in the bin store. The bin store would be easily accessible and ventilated, and the refuse would be collected by a waste management company from Tivoli Street to the north of the site as per collection arrangements for the existing building.

The applicant has prepared a weekly servicing schedule. The final detail and approval would be subject to condition.

### **Crime and Disorder**

A Crime Impact Statement has been prepared by Greater Manchester Police which explains how the proposed design may contribute to or mitigate against crime and anti-social behaviour. Minor changes were recommended that have been incorporated into the design.

### **Ecology and Biodiversity**

A Bat and Nesting Bird Survey has concluded that there is no evidence of roosting bats found on the site. It would be very unlikely that the site would provide foraging ground or support a maternity roost. There is no evidence that the building is in use by nesting birds, but they could roost or forage in vegetation on the periphery of the site.

It is recommended within the report that the proposed scheme could commence with minimal risk to wildlife. It is noted that if more than 12 months elapses between the survey and work starting on site then another emergence survey should be undertaken. If works is to be carried out on site during nesting seasons (March-August), then care must be taken to avoid active nests. The proposed scheme would be carried out in accordance with the findings of the report.

### **Contaminated Land and Impact on Water Resources**

A Geo Environmental Report confirms that the proposal would represent a low risk to human health and controlled waters due to the provision of hardstanding across the entire site. Construction workers are anticipated to comprise the most sensitive human health risk receptor. However, further appraisal would be required following completion of intrusive works including chemical testing to identify the presence of a contaminative source.

As a result of the preliminary risk assessment, a Phase 2 intrusive environmental ground investigation should be carried out to determine the ground conditions beneath the site, locate potential historic drainage, and determine the concentrations of any contaminants in the ground if required.

### **Flood Risk**

A Flood Risk Assessment and Drainage Strategy demonstrates that the proposal would be at a low risk of flooding. It also confirms that surface water run-off could be drained sustainably, ensuring that flood risk is not increased elsewhere. It is anticipated that this would satisfy the requirements of the NPPF.

The Strategy states that with careful design of the drainage elements as described above, no residual flood related risks would remain after the development has been completed. The building owner would be responsible for future maintenance of the

onsite drainage services. This would ensure that the drainage system would always operate at its maximum efficiency. Details of surface water management would be secured by condition.

### **Consultee and Objectors' comments**

It is considered that the majority of the consultee comments have been addressed in the main body of this report.

### **Conclusion**

The proposal would provide a high quality, fully accessible hotel and would create new employment opportunities, support the strategic objectives of Spinningfields and contribute to Manchester city centre's on-going regeneration and economic growth.

The proposed uses are acceptable and an appropriate response to national and local planning policy. It is a highly accessible location for public transport and would fulfil an important role and redevelop a key site in Spinningfields. The proposed scheme is well designed with high quality materials and the application site is considered to be an appropriate site for a nine storey building.

The impact of the proposal on the significance of adjacent Grade II listed buildings has been carefully considered. There would be a negligible heritage impact which cumulatively results in considerably less than substantial harm to the character and appearance of the Conservation Area, and a neutral impact on the setting or fabric of the adjacent listed buildings. The visual impact assessment has demonstrated that the proposed scheme is a contextually responsive development.

The proposed scheme responds to an acceptable level to the character of the conservation area. With the proposed part retention of Invicta House, there would still be a legible reminder of the history and evolution of the area, while the innovative, contemporary design proposed would respond and add value to the conservation area.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities, including the Adopted Core Strategy, the City Centre Strategic Plan and the Community Strategy. It is also in accordance with the national planning policies contained within the National Planning Policy Framework and should be approved.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control &

Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      APPROVE**

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 116164/FO/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

### **Conditions to be attached to the decision**



1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 15E001-001 Rev A Topographical Survey
- 15E081-001 Rev A Elevation Survey
- 15J184-001 Basement Survey
- 15J184-002 Ground Floor Survey
- 15J184-003 First Floor Survey
- 15J184-004 Second Floor Survey
- 781EX(00)040 Existing Atkinson Street Elevation
- 781EX(00)041 Existing Scott Place Elevation
- 781EX(00)042 Existing Deansgate Elevation
- 781EX(00)043 Existing Tivoli Street Elevation
- 781PL(00)001 Rev A Existing Location Plan
- 781PL(00)002 Rev A Existing Site Plan
- 781PL(00)005 Rev A Proposed Location Plan
- 781PL(00)006 Rev A Proposed Site Plan
- 781PL(00)010 Rev A Proposed Basement Plan
- 781PL(00)011 Rev A Proposed Ground Floor Plan
- 781PL(00)012 Rev A Proposed Level 01 Plan
- 781PL(00)013 Rev A Proposed Level 02 Plan
- 781PL(00)016 Rev A Proposed Level 03-05 Plan
- 781PL(00)018 Rev A Proposed Level 06-07 Plan
- 781PL(00)019 Rev A Proposed Level 08 Plan
- 781PL(00)020 Rev A Proposed Roof Plan
- 781PL(00)030 Rev A Proposed Section AA
- 781PL(00)031 Rev A Proposed Section BB
- 781PL(00)040 Rev A Proposed Atkinson Street Elevation
- 781PL(00)041 Rev A Proposed Scott Place Elevation
- 781PL(00)042 Rev A Proposed Deansgate Elevation
- 781PL(00)043 Rev A Proposed Tivoli Street Elevation
- 781PL(00)050 Rev A Atkinson Street Elevation – Downtaking
- 781PL(00)051 Rev A Scott Place Elevation – Downtaking
- 781PL(00)052 Rev A Deansgate Elevation – Downtaking
- 781PL(00)053 Rev A Tivoli Street Elevation – Downtaking
- 781PL(00)055 Rev A Site Plan – Downtaking.
- Air Quality Assessment prepared by Watermans
- Bat and Nesting Bird Survey prepared by Martin Prescott Environmental Services
- BREEAM Pre-Assessment and Sustainability Statement prepared by Element Sustainability
- Crime Impact Assessment prepared by Greater Manchester Police
- Daylight and Sunlight Assessment prepared by Gray Scanlan Hill

- Design and Access Statement prepared by ICA
- Ecology Report prepared by Martin Prescott Ecology
- Environmental Standards Statement prepared by Element Sustainability
- Environmental Noise Survey prepared by Sandy Brown Associates
- Flood Risk Assessment and Drainage Strategy prepared by Waterman
- Geo-Environmental Report prepared by Integra
- Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture
- Planning Statement prepared by NJL Consulting
- Sustainability Statement prepared by Element Sustainability
- Transport Statement and Travel Plan prepared by Mode
- Travel Plan prepared by mode transport planning
- Television Reception Survey prepared by SCS Technologies
- Utilities Service Strategy prepared by Watermans
- Waste Management Strategy prepared by NJL Consulting
- Wind Assessment prepared by RWDI.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of the development, a programme for the issue of samples and specifications of all materials to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority.

Samples and specification of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before the development is occupied, full details of proposed signage for the development shall be submitted to and approved in writing by the City Council as local planning authority. The proposed signage shall be constructed in accordance with the approved details.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy.

5) Before the development is occupied, a building lighting scheme demonstrating how the development would be lit during the period between dusk and dawn shall be

submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy DM1 of the Core Strategy.

6) The proposed development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement. Within three months of the development hereby approved being occupied, written confirmation of a Secured by Design accreditation must be submitted to the local planning authority.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

7) Before the development is occupied, any scheme for externally mounted telecommunications equipment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

8) Before the development is occupied, a servicing management strategy, including a schedule of loading and unloading locations and times, must be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved plan.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

9) Before development commences, a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place for the duration of the construction phase of the development.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

10) Development shall not commence until the approved Construction Management Plan (CMP) has been updated to include the additional details and has been submitted to and approved in writing by the City Council as Local Planning Authority.

The detailed CMP shall include details of the following:

- Phasing and quantification /classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate

- swept path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- Contractor parking and ongoing construction works in the locality;
  - Consultation strategy and ongoing engagement with neighbours, surrounding properties and other interested parties.
  - The details of an emergency telephone contact number displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;
  - The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to works commencing on site; and
  - A Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents would be consulted on matters such out of hours works.

The approved CMP shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

11) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

12) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday the permitted the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy.

13) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.

14) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimize the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Core Strategy.

15) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.

16) Before the first occupation of the hotel, a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Before the first occupation of the hotel, an acoustic assessment and details of proposed opening hours for any restaurant / bar area should be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details should be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Manchester Core Strategy.

18) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester

19) Prior to the commencement of the development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

21) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 5 May 2017.

In this condition a Travel Plan means a document which includes:

- i. the measures proposed to be taken to reduce dependency on the private car by those working at and visiting the development;
- ii. a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car

- iv. measures for the delivery of specified travel plan services
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within three months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for employees and hotel guests, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

22) Notwithstanding the details shown on drawing 7390-al (04)0002 stamped as received by the City Council, as Local Planning Authority, on 5 May 2017, prior to the first use of the building, details of the provision of the cycle storage shall be submitted for approval in writing by the City Council, as local planning authority.

The approved details shall then be implemented prior to the first occupation/use and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycle stand provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Atkinson Street, Scott Place and Tivoli Street/Sydney Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, this should include:

- granite paving on Scott Place;
- wind mitigation measures at the proposed hotel entrance from Scott Place (as recommended in the Wind Assessment prepared by RWDI);
- the Atkinson Street footway and carriageway in front of Invicta House;
- proposed stairway connecting Scott Place and Tivoli Street;
- landscaping and carriageway between Scott Place and Sydney Street; and
- further information about the operation of Tivoli Street to be developed through a Prohibition of Driving Order on Tivoli Street.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The

programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
  - historic building survey (Level 3)
  - a watching brief on the soft-strip and demolition (where necessary)
  - evaluation trenching, which may lead on to
  - open area excavation
2. A programme for post investigation assessment to include:
  - analysis of the site investigation records and finds
  - production of a final report on the significance of the heritage interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

*Reason:* In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

### **Informatives**

1) Section 278 Works - proposed external works would require a Section 278 highway agreement to be entered into with the Highway Authority. The funding and installation/construction costs would come entirely from the applicant/developer.

#### 2) Construction Works

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk)

#### 3) Licensing

The applicant should be aware that under the Licensing Act 2003 the carrying on of a licensable activity (this includes the provision of late night refreshment between 23.00 - 05.00, supply of alcohol, music, dancing, plays, films and indoor sporting events) on



or from premises requires a premises licence from Manchester City Council as Licensing Authority. Information regarding premises licence can be obtained from:

The Licensing Unit, Manchester City Council, PO Box 271, Manchester M18 8YU.  
Tel: 0161 234 5004 or e-mail [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)

#### 4) Fumes

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant would therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)

#### 5) Waste & Recycling

Further information is available at:

[http://www.manchester.gov.uk/downloads/download/6048/waste\\_management\\_strategy](http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy)

#### 6) Bats and Birds

Whilst the building to be demolished/refurbished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 116164/FO/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
Environment & Operations (Refuse & Sustainability)  
Travel Change Team  
Strategic Development Team  
Greater Manchester Police  
Historic England (North West)  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
United Utilities Water PLC  
Greater Manchester Ecology Unit  
Twentieth Century Society  
Ancient Monuments Society  
Council For British Archaeology  
Georgian Group  
Society For The Protection Of Ancient Buildings  
Victorian Society  
Environmental Health  
MCC Flood Risk Management  
Highway Services  
Environment & Operations (Refuse & Sustainability)  
Strategic Development Team  
Travel Change Team  
Greater Manchester Ecology Unit  
Twentieth Century Society  
Ancient Monuments Society  
Council For British Archaeology  
Environment Agency  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Police  
Georgian Group  
Historic England (North West)  
Society For The Protection Of Ancient Buildings  
Transport For Greater Manchester  
United Utilities Water PLC  
Victorian Society

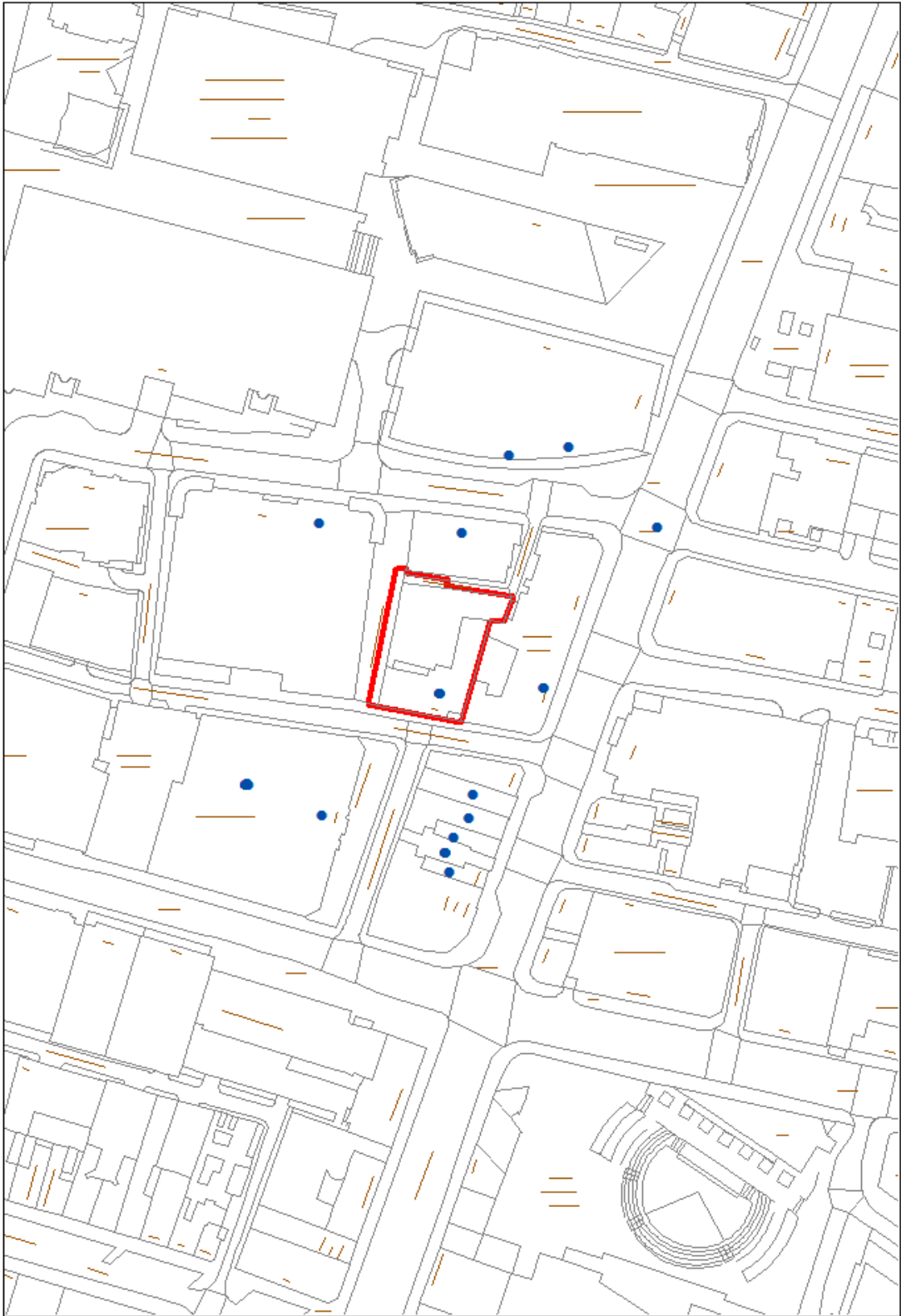
A map showing the neighbours notified of the application is attached at the end of the report.

**Representations were received from the following third parties:**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
Greater Manchester Police  
Historic England (North West)

Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit

**Relevant Contact Officer :** Laurie Mentiplay  
**Telephone number :** 0161 234 4536  
**Email :** l.mentiplay@manchester.gov.uk



Application site boundary ● Neighbour notification  
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